



# The Barn

Kings Highway | Accrington | Lancashire | BB5 5UX

MSW HEWETSONS





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Guide Price of £625,000

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A distinctive end barn conversion with equestrian facilities including stables, ménage and land of 9.34 acres set in an elevated rural position with fantastic open views yet within easy access of the motorway network of the main business centres of the North West.

## **Accommodation** **Ground Floor**

### **Entrance Hallway**

Sealed unit Upvc double glazed French doors with full surround windows. Stone slate flooring, radiator in cover, traditional timber balustrade leading to first floor accommodation.

### **Breakfast Kitchen**

Large bright breakfast kitchen with a range of high quality 'Matthew Marsden's Kitchens' fitted kitchen units with complimentary marble work surfaces and timber block preparation areas. Built in 'Rangemaster' stove with induction hob top grill and two ovens. Double bowl 'Belfast' sink with chromed mixer tap. Stone slate floor, low voltage

spotlighting to ceiling. Twin Upvc double glazed windows to gable elevation, Upvc double glazed window to front elevation, Upvc stable door. Low voltage spotlighting to ceiling.

### **Inner Hallway**

### **Utility**

Range of fitted base units with complimentary marble worktops and drainers, chromed mixer tap, enamel 'Belfast' sink, fitted wardrobes and fitted shelving, low voltage spotlighting, stone flagged floor, radiator in cover.

### **Cloakroom**

Containing low level WC, bracket wash hand basin, stone slate floor, ceramic tiled walls, single panel central heating radiator.

## **Lounge**

Superb open lounge feature course stone fireplace on raised hearth with timber mantle housing log burning stove. Two Upvc windows to either side of chimney breast, two Upvc double glazed windows to front elevation. 'Karndean' timber effect flooring. Two radiators in covers, feature beamed ceiling, two steps back into reception hallway with timber balustrade.

## **First Floor**

### **Staircase**

Traditional return staircase with timber balustrade.

# Particulars of sale

## Landing

Open landing with timber balustrade, minstrel gallery, double panel central heating radiator.

## Bedroom One

Sealed unit timber glazed 'Velux' skylight, double panel central heating radiator. Timber balustrade entrance area.

## Bedroom Two

Sealed unit double glazed timber 'Velux' skylight, double panel central heating radiator.

## En Suite Shower Room

Containing fully glazed shower corner cubicle with head and hand shower fitments, wash hand basin on porcelain legs, low level WC, 'Karndean' timber effect flooring, ceramic tiled walls, low voltage spotlighting to ceiling.

## Bedroom Three

Sealed unit double glazed 'Velux' skylight, double panel central heating radiator.

## Bedroom Four

Sealed unit double glazed 'Velux' skylight, Upvc double glazed window to side elevation, timber boarded floor, 'Karndean' timber effect flooring, double

panel central heating radiator.

## House Bathroom

Containing four piece suite comprising full shower cubicle with wall mounted fitment, roll top bath with ball and claw legs and chromed mixer tap hand shower fitment, pedestal wash hand basin, low level WC. Ceramic tiled walls and floor, low voltage spotlighting to ceiling, double panel central heating radiator.

## Second Floor

Loft ladder gaining access to large attic boarded storage area.

## External Entrance

The property is approached along a metalled tarmac driveway, leading on to a chipping driveway with double timber six bar gate onto a large parking and turning area suitable for several vehicles.

## Equestrian Facilities

Excellent facilities which comprise of five timber stables with double adjoining tack and hay stalls, large open concrete yard with timber fencing.

## Detached Barn

Large timber storage barn with double sliding doors, with concrete ramp

access, light, power and water installed.

## Parking

Parking for horsebox.

## Ménage

Located to the rear of the detached barn is an illuminated ménage with good timber boarded and fence surround. All weather drained surface.

## Land

The property is set in land extending to approximately 9.34 acres immediately adjacent to the property.

## Services

Main electricity, bore hole water supply (jointly provide and maintained by two adjacent properties), oil fired central heating and domestic hot water. Sewerage to joint septic tank (maintained by an adjacent property, cost of maintenance divided three ways)

## Tenure

Freehold with the benefit of vacant possession upon legal completion.

## Council Tax

Band E payable to Hyndburn Council.

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# The Barn

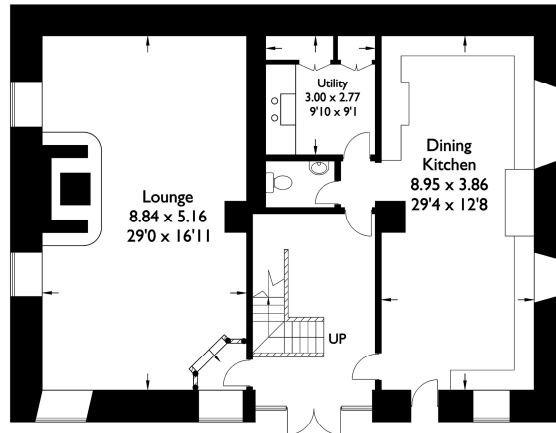
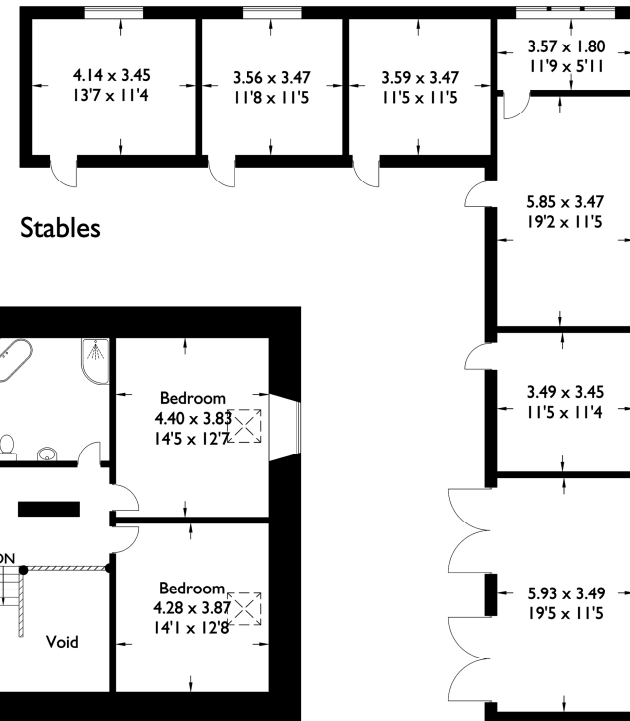
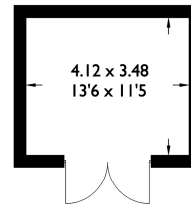
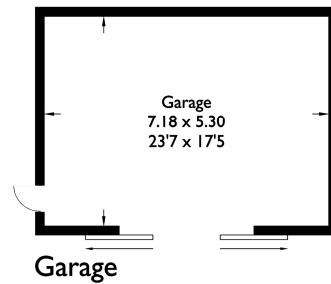
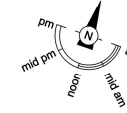
Approximate Gross Internal Area : 214.84 sq m / 2312.51 sq ft

Garage : 38.05 sq m / 409.56 sq ft

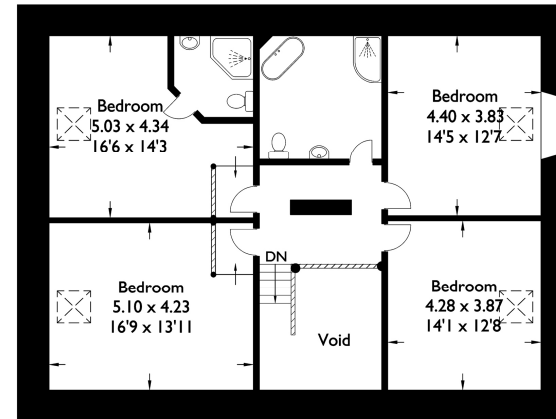
Stables : 115.66 sq m / 1244.95 sq ft

Total : 368.55 sq m / 3967.03 sq ft

For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor



First Floor

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